

**STAFF REVIEW AGENDA**

**07/17/2008**  
**FINAL**

***Zoning***

- 1      PDC08-038      Work Code: Privately Initiated      MANAGER: Licinia McMorrow  
APN: **47205032**      TECH: Roland White      ENGINEER: Norman Mascarinas  
Historic: No      Impervious Surface: Yes      Owner: NEIGHBORHOOD HOUSING SERVICES SIL  
RDA area: SNI      Planned Community: No  
District: 3      Zone: R-1-8      GP: MDR (8-16)      Near a Waterway (<300ft): No  
Address: 1338 E SAN ANTONIO ST      SNI area: Five Wounds/Brookwood Terra      Historic Dist: NO  
Gross acres: 1.92      Previous files: PRE08-066      PT06-005      PDC06-002      PD06-002      PRE05  
south side of E. San Antonio Street approximately 950 feet east of S. 24th Street  
Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development  
Zoning District to allow up to 84 attached residential units on a 1.92 gross acres site

***Planned Development***

- 2      PD08-040      Work Code: PD for Drive-Through Use      MANAGER: Edward Schreiner  
APN: **23046068**      TECH: Derek Ng      ENGINEER: Vivian Tom  
Historic: No      Impervious Surface: Yes      Owner: REINHARD ELI ET AL  
RDA area: NO      Planned Community: No  
District: 3      Zone: A(PD)      GP: CIC      Near a Waterway (<300ft): No  
Address: 1115 COLEMAN AV      SNI area: No      Historic Dist: NO  
Gross acres: 3.44      Previous files: PD06-008  
northwest corner of Coleman Avenue and Newhall Street  
Planned Development Permit to allow the demolition of existing buildings and construction of 25,300  
square feet of commercial in five buildings on a 3.44-gross acres site
- 3      PD08-042      Work Code: None      MANAGER: Edward Schreiner  
APN: **26110072**      TECH: Helen Maddox      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: DO TRON D  
RDA area: No      Planned Community: No  
District: 6      Zone: LI      GP: LI      Near a Waterway (<300ft): No  
Address: 795 STOCKTON AV      SNI area: No      Historic Dist: NO  
Gross acres: 0.62      Previous files: CP07-096      PRE07-235  
southwest corner of Stockton Avenue and Emory Street  
Planned Development Permit to expand a legal non-conforming private secondary school by allowing  
off-site parking establishment and vacating the portion of Emory Street between Stockton Avenue and  
Laurel Street. The 0.58 acre expansion area will be used to provide additional parking for the school

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***Planned Development***

- 4      PD08-043      Work Code: None      MANAGER: Edward Schreiner  
APN: **23041030**      TECH: Helen Maddox      ENGINEER: N/A  
Historic: No      Impervious Surface: Yes      Owner: BELLARMINE COLLEGE PREPARATORY  
RDA area: No      Planned Community: No  
District: 6      Zone: A(PD)      GP: MLDR (8.0)      Near a Waterway (<300ft): No  
Address: 831 W HEDDING ST      SNI area: No      Historic Dist: NO  
Gross acres: 0.87      Previous files:  
north side of West Hedding Street, approximately 250 feet easterly of Elm Street  
Planned Development Permit to replace existing residential and light industrial use structures with surface parking for a private secondary school on a 0.87 gross acre site
- 5      PD08-044      Work Code: None      MANAGER: Edward Schreiner  
APN: **24117009**      TECH: Helen Maddox      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: DHILLON BHUPINDAR S AND RAJINER K TI  
RDA area: NO      Planned Community: No  
District: 4      Zone: A(PD)      GP: CIC      Near a Waterway (<300ft): No  
Address: 1180 MURPHY AV      SNI area: No      Historic Dist: NO  
Gross acres: 4.01      Previous files: DMV07-048      DMV06-018      DMV05-066      GP05-C  
south side of Murphy Avenue approximately 400 feet easterly of Oakland Road  
Planned Development Permit to to effectuate the PD rezoning, reference file #PDC07-042, which is to allow expansion of commercial (office, retail, restaurant, and warehouse) uses to include uses as medical office, indoor recreation, private instruction, personal enrichment, day care, religious assem

***Special Use Permit***

- 6      SP08-034      Work Code: None      MANAGER: Avril Baty  
APN: **26126004**      TECH: Warren Winkler      ENGINEER: Ryan Do  
Historic: Yes      Impervious Surface: No      Owner: KOVALESKI JOHN B AND LISA G TRUSTEE  
RDA area: No      Planned Community: No  
District: 6      Zone: R-1-8      GP: MLDR (8.0)      Near a Waterway (<300ft): No  
Address: 1323 YOSEMITE AV      SNI area: No      Historic Dist: YES  
Gross acres: 0.18      Previous files: SF08-015  
NW side Yosemite Av 100 ft SW of Tillman Av  
Special Use Permit to demolish a 1-car detached garage and construct a new 1-car garage with attached trellis-covered patio for an existing single-family residence on a 0.18 gross acre site

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***Special Use Permit***

- 7      SP08-035      Work Code: None      MANAGER: Suparna Saha  
APN: **28413003**      TECH: Roland White      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: Chin-Hsiang Co. Ltd. Charles Chen  
RDA area: No      Planned Community: No  
District: 6      Zone: CO, CP      GP: O      Near a Waterway (<300ft): Yes  
Address: 1685 WESTWOOD DR      SNI area: No      Historic Dist: NO  
Gross acres: 1.94      Previous files: PRE08-043  
northeast corner of Willow Street and Westwood Drive  
Special Use Permit to allow conversion of 2 existing parcels to up to 22 office condominiums on a 1.94 gross acres site

***Tree Removal***

- 8      TR08-192      Work Code: SF Lot - on private lot      MANAGER: Suparna Saha  
APN: **41410017**      TECH: Darren McBain      ENGINEER:  
Historic: No      Impervious Surface:      Owner: FU JONATHAN C M AND AKIEL-FU SYLVIE  
RDA area: No      Planned Community: No  
District: 9      Zone: R-1-5, A(PD)      GP: MLDR (8.0), MHDR (12-25)      Near a Waterway (<300ft): No  
Address: 2187 FOXWORTHY AV      SNI area: No      Historic Dist: NO  
Gross acres: 0.25      Previous files:  
2187 Foxworthy Ave  
Removal of two Atlas Cedar trees approximately 72 and 81 inches in circumference and one Douglas Fir tree approximately 111 inches in circumference on a .25-acre site
- 9      TR08-193      Work Code: SF Lot - on private lot      MANAGER: Ella Samonsky  
APN: **30721007**      TECH: Jeff Roche      ENGINEER:  
Historic: No      Impervious Surface:      Owner: KRAUSS MICHAEL A ET AL  
RDA area: No      Planned Community: No  
District: 1      Zone: R-1-8      GP: MLDR (8.0)      Near a Waterway (<300ft): No  
Address: 4333 COLOMBO DR      SNI area: No      Historic Dist: NO  
Gross acres: 0.16      Previous files:  
4333 Colombo Dr.  
Live Tree Removal Permit to allow the removal of one Liquid Amber tree, approximately 86-inches in circumference from the front yard of an existing single-family detached residence.

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***Tree Removal***

10      TR08-194                      Work Code: SF Lot - on private lot                      MANAGER: Martina Davis  
APN: **37204026**                      TECH: Jeff Roche                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: DIVITA ARDATH TRUSTEE  
RDA area: No                      Planned Community: No  
District: 1      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 1040 CYNTHIA LN                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.14      Previous files:  
1040 Cynthia Ln

Live Tree Removal Permit to allow the removal of one Mulberry tree, approximately 66-inches in circumference from the front yard of an existing single-family detached residence.

11      TR08-195                      Work Code: SF Lot - on private lot                      MANAGER:  
APN: **26109074**                      TECH: Darren McBain                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: SOPER SCOTT F JR AND O'KANE TERESA  
RDA area: No                      Planned Community: No  
District: 6      Zone: R-2                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 977 ASBURY ST                      SNI area: No                      Historic Dist: NO  
Gross acres: .6      Previous files:

Removal of two dead Cottonwood trees, approx. 96" and 126" in circumference

12      TR08-196                      Work Code: SF Lot - on private lot                      MANAGER: Allen Tai  
APN: **57533027**                      TECH: Darren McBain                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: KOURTIDES DEMETRIUS A TRUSTEE  
RDA area: No                      Planned Community: No  
District: 10      Zone: R-1-5                      GP: LDR (5.0)                      Near a Waterway (<300ft): No  
Address: 6252 PASO LOS CERRITOS                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.9      Previous files:  
6252 Paso Los Cerritos

Tree Removal Permit request to allow removal of three pine trees approx. 66, 106, and 117 inches in circumference located in the rear yard of a single-family residence.

13      TR08-197                      Work Code: SF Lot - on private lot                      MANAGER: Mike Enderby  
APN: **46750018**                      TECH: Darren McBain                      ENGINEER:  
Historic: Yes                      Impervious Surface:                      Owner: KEMPCZINSKI BARBARA TRUSTEE  
RDA area: SNI                      Planned Community: No  
District: 3      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 426 S 13TH ST                      SNI area: University                      Historic Dist: YES  
Gross acres: .15      Previous files: TR07-264  
426 S. 13th Street

To allow removal of one Avocado tree approx. 68 inches in circumference

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***Tree Removal***

- 14      TR08-198      Work Code: SF Lot - on private lot      MANAGER: Suparna Saha  
APN: **44713066**      TECH: Darren McBain      ENGINEER:  
Historic: No      Impervious Surface:      Owner: SEDILLO MARGIE  
RDA area: No      Planned Community: No  
District: 9      Zone: R-1-8      GP: MLDR (8.0)      Near a Waterway (<300ft): No  
Address: 3621 MANDA DR      SNI area: No      Historic Dist: NO  
Gross acres: .15      Previous files:  
3621 Manda Drive  
Tree Removal Permit to allow the removal of one Magnolia tree, approximately 96 inches in circumference

***Conditional Use***

- 15      CP08-058      Work Code: CP for After Midnight      MANAGER: Ella Samonsky  
APN: **25935053**      TECH: Derek Ng      ENGINEER: Norman Mascarinas  
Historic: Yes      Impervious Surface: No      Owner: PERALTA-NORTH SAN PEDRO LLC  
RDA area: SNI      Planned Community: No  
District: 3      Zone: DC      GP: No      Near a Waterway (<300ft): No  
Address: 73 N SAN PEDRO ST      SNI area: No      Historic Dist: NO  
Gross acres: 0.22      Previous files: **ABCL06-007**  
west side of N. San Pedro St, approximately 160 ft south of W. St. John St.  
Conditional Use Permit to allow operation of a public eating/drinking establishment, a bar and after midnight operation until 2:00 am on a 0.22-gross acre site.
- 16      CP08-059      Work Code: CP for Off-Sale of Alcohol      MANAGER: Bill Roth  
APN: **30701003**      TECH: Helen Maddox      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: SARATOGA LAND LLC  
RDA area: No      Planned Community: No  
District: 1      Zone: CP      GP: GC      Near a Waterway (<300ft): No  
Address: 1322 SARATOGA AV      SNI area: No      Historic Dist: NO  
Gross acres: 2.97      Previous files: **ABC08-006    AD07-042    PRE06-193    CRL06-044**  
southeast corner of Saratoga Avenue and Payne Avenue  
Conditional Use Permit to allow off-sale of alcoholic beverages at a supermarket on a 2.97 gross acre site.  
No new construction and facade changes are proposed.

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***Conditional Use***

17 CP08-060 Work Code: Non CP MANAGER: Ella Samonsky  
APN: **25948053** TECH: Derek Ng ENGINEER: N/A  
Historic: Yes Impervious Surface: No Owner: CITY OF SAN JOSE REDV AGCY  
RDA area: SNI Planned Community: Midtown  
District: 6 Zone: LI GP: MU Near a Waterway (<300ft): Yes  
Address: 150 S MONTGOMERY ST SNI area: Burbank/Del Monte Historic Dist: NO  
Gross acres: 1.01 Previous files:  
150 S. Montgomery Street  
Conditional Use Permit to allow existing storage/warehouse for performing arts rehearsal use on a 1.01-gross acre site.

***ABC Exception***

18 ABC08-006 Work Code: CP for Off-Sale of Alcohol MANAGER: Bill Roth  
APN: **30701003** TECH: Helen Maddox ENGINEER: N/A  
Historic: No Impervious Surface: Owner: SARATOGA LAND LLC  
RDA area: No Planned Community: No  
District: 1 Zone: CP GP: GC Near a Waterway (<300ft): No  
Address: 1322 SARATOGA AV SNI area: No Historic Dist: NO  
Gross acres: 2.97 Previous files: CP08-059 AD07-042 PRE06-193 CRL06-044  
southeast corner of Saratoga Avenue and Payne Avenue  
Determination of Public Convenience or Necessity to allow off-sale of alcoholic beverages at a supermarket on a 2.97 gross acre site

***General Plan Amendments***

19 GP08-08-03 Work Code: Non CP MANAGER: Rachel Roberts  
APN: **67908003** TECH: Derek Ng ENGINEER: Vivian Tom  
Historic: No Impervious Surface: Owner: KUEHNE STANISLAUS AND ELEANORE TR  
RDA area: No Planned Community: Silver Creek  
District: 8 Zone: A GP: NUH Near a Waterway (<300ft): No  
Address: 4200 DOVE HILL RD SNI area: No Historic Dist: NO  
Gross acres: 21 Previous files: PRE08-130  
east side of Dove Rd, approximately 400 ft north of Hassler Parkway  
General Plan amendment request to change the Land Use/Transportation Diagram designation from Non-Urban Hillside to General Commercial to allow 290-340 units of Senior Assisted Living Units on a 4-acre portion of a 21-acre property located in the Silver Creek Planned Residential Community.